



SAN FRANCISCO  
PLANNING  
DEPARTMENT

# CEQA Categorical Exemption Determination

## Property Information/Project Description

PROJECT ADDRESS

3083-3085 California St.

BLOCK/LOT(S)

1030/027

CASE NO.

PERMIT NO.

PLANS DATED

☒ Addition/ Alteration (detailed below)

☐ Demolition (requires HRER if over 50 years old)

☐ New Construction

### STEP 1 EXEMPTION CLASS

☒ **Class 1: Existing Facilities**

Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.

☐ **Class 3: New Construction**

Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

#### NOTE:

If neither class applies, an *Environmental Evaluation Application* is required.

### STEP 2 CEQA IMPACTS ( To be completed by Project Planner )

If ANY box is initialed below an *Environmental Evaluation Application* is required.

\_\_\_\_\_ **Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

\_\_\_\_\_ **Air Quality:** Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

\_\_\_\_\_ **Hazardous Materials:** Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?  
Phase I Environmental Site Assessment required for CEQA clearance (E.P. initials required)

\_\_\_\_\_ **Soil Disturbance/Modification:** Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

\_\_\_\_\_ **Noise:** Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

\_\_\_\_\_ **Subdivision/Lot-Line Adjustment:** Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Topography

#### NOTE:

Project Planner must initial box below before proceeding to Step 3.

**Project Can Proceed With Categorical Exemption Review.**

The project does not trigger any of the CEQA Impacts and can proceed with categorical exemption review.

GO TO STEP 3

### STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

- ☒ **Category A: Known Historical Resource** **GO TO STEP 5**
- ☐ **Category B: Potential Historical Resource** ( over 50 years of age ) **GO TO STEP 4**
- ☐ **Category C: Not a Historical Resource or Not Age Eligible** ( under 50 years of age ) **GO TO STEP 6**

### STEP 4 PROPOSED WORK CHECKLIST ( To be completed by Project Planner )

If condition applies, please initial.

- ☐ 1. **Change of Use and New Construction** (tenant improvements not included).
- ☐ 2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.
- ☐ 3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.
- ☐ 4. **Window replacement** that meets the Department's *Window Replacement Standards* (does not include storefront window alterations).
- ☐ 5. **Garage work**, specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.
- ☐ 6. **Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.
- ☐ 7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.
- ☐ 8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.
- ☒ 9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

**NOTE:**  
Project Planner must check box below before proceeding.

- ☐ Project is **not listed**:  
**GO TO STEP 5**
- ☐ Project **does not conform** to the scopes of work:  
**GO TO STEP 5**
- ☐ Project involves **4 or more** work descriptions:  
**GO TO STEP 5**
- ☐ Project involves **less than 4** work descriptions:  
**GO TO STEP 6**

### STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW ( To be completed by Preservation Planner )

If condition applies, please initial.

- ☒ 1. Project involves a **Known Historical Resource (CEQA Category A)** as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)
- ☐ 2. **Interior alterations to publicly-accessible spaces.**

- \_\_\_\_\_ 3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
- \_\_\_\_\_ 4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
- \_\_\_\_\_ 5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
- \_\_\_\_\_ 6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
- \_\_\_\_\_ 7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right of way and meets the *Secretary of the Interior's Standards for Rehabilitation*.

SAC 8. **Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties**

Specify: installing new compatible front doors

\* 9. **Reclassification of property status to Category C**

a. Per Environmental Evaluation Evaluation, dated:

\* Attach Historic Resource Evaluation Report

b. Other, please specify:

\* Requires initial by Senior Preservation Planner / Preservation Coordinator

**NOTE:**

If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

**Further Environmental Review Required.**

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

**GO TO STEP 6**

Preservation Planner Initials

**Project Can Proceed With Categorical Exemption Review.**

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

**GO TO STEP 6**

Preservation Planner Initials SAC

**STEP 6 CATEGORICAL EXEMPTION DETERMINATION** ( To be completed by Project Planner )

☐ **Further Environmental Review Required.**

Proposed Project does not meet scopes of work in either:

(check all that apply)

☐ Step 2 (CEQA Impacts) or

☐ Step 5 (Advanced Historical Review)

**STOP!**

Must file *Environmental Evaluation Application*.

☒ **No Further Environmental Review Required.** Project is categorically exempt under CEQA.

Planner's Signature

Print Name

Date

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.